

272.394 acres/110 hectares

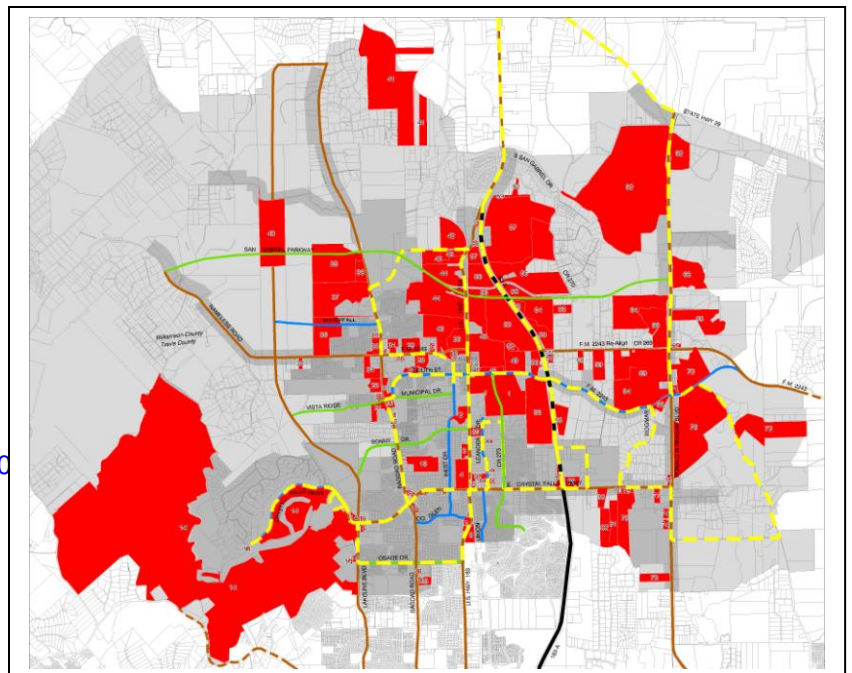
US 183 frontage east

Utilities

Greenfield

Leander Smart Code, Planned Unit  
Development (PUD) Overlay

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<b>Property</b>				
Total Acreage: <b>272.394 acres/110 hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. N, P, S, T</b>	
<b>Location</b>				
City: <b>Leander</b>			County: <b>Williamson</b>	
Address/Directions: <b>Area west of US 183, 500 feet/152 meters south of the US 183 "S" curve</b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>immediate frontage east</b>			Type of Zoning: <b>Leander Smart Code, Planned Unit Development (PUD) Overlay</b>	
Distance to Interstate Highways: <b>12 miles/19.3 km</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Farm Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>2,131 x 2,991 feet/650 x 912 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 5 percent slopes</b>			Shrink/Swell Capacity: <b>Moderate to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>	
Adjoining Acreage Available: <b>Yes</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>500 feet/152 meters</b>			Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>			Other Improvements: <b>San Gabriel Parkway will extend east-west through this property.</b>	
Fenced: <b>Yes</b>			Landscaped: <b>No</b>	
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Office, retail and residential</b>	
Deed Restriction(s): <b>No</b>			Covenants: <b>No</b>	
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>8 &amp; 12 inch/20.3 &amp; 30.5 cm east and west of US 183</b> Pressure: <b>60 psi/413.7 kilopascals</b>		Sewer - Size of Nearest Line: <b>21 inch/53.3 cm @ 500 feet/152.4 meters south of the site</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>6 inch/15.2 cm Poly II</b>		Pressure: <b>Intermediate Pressure located one- mile/1.6 km south of the property</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>
<b>Sales Information</b>				
Contact: <b>Mr. Robert Wunsch</b>	Phone: <b>(512) 381-1280</b>	Facs: <b>(512) 381-1282</b>	Email: <b><a href="mailto:bob@waterstonedevopment.com">bob@waterstonedevopment.com</a></b>	Web Site: <b><a href="http://www.waterstonedevopment.com">www.waterstonedevopment.com</a></b>
Sales Price: <b>Negotiable</b>			Lease Price: <b>Not Applicable</b>	
Comments: <b>Very experienced developer with impeccable reputation in Central Texas and excellent location. US 183 frontage to the east and San Gabriel Pkwy. frontage along the southern boundary of this property.</b>				